

# SALE

## 1056 US ROUTE 68 S

1056 Us Route 68 S Xenia, OH 45385



### PROPERTY DESCRIPTION

FOR SALE Established Retail Nursery Operation with Residence 1056 US Route 68, Xenia, OH | 4.74 Acres Robin's Nursery & Greenhouse – A rare opportunity to acquire a turn-key retail nursery and greenhouse business with real estate, positioned along a high-traffic corridor in Xenia, Ohio. Serving Central Ohio for over 30 years, this well-known operation is a trusted destination for garden enthusiasts, landscapers, and contractors alike. Situated on 4.74 picturesque acres, the property includes multiple greenhouses, outdoor retail displays, and a charming on-site residence, ideal for an owner-operator or staff housing. With excellent frontage and visibility on US 68, the location captures a loyal customer base from Xenia, Yellow Springs, Springfield, and the greater Dayton area. Property Highlights: Long-standing, profitable nursery operation Multiple commercial greenhouses and retail structures Zoned for retail/agricultural use 4.74 acres with abundant parking and expansion potential Charming on-site residence included Strategic frontage on US Route 68 (high visibility & traffic) Whether you're an experienced nursery operator or an entrepreneur looking to step into a thriving, lifestyle-driven business, Robin's Nursery & Greenhouse offers a blend of legacy, location, and opportunity.

### OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	4.74 Acres
Building Size:	1,700 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	4,281	12,367	34,569
Total Population	9,768	30,888	92,899
Average HH Income	\$66,978	\$78,117	\$123,280

**Patrick Williams**  
(937) 360-9952



**COLDWELL BANKER**  
**COMMERCIAL**  
HERITAGE

# SALE

**1056 US ROUTE 68 S**  
1056 Us Route 68 S Xenia, OH 45385



**Patrick Williams**  
(937) 360-9952

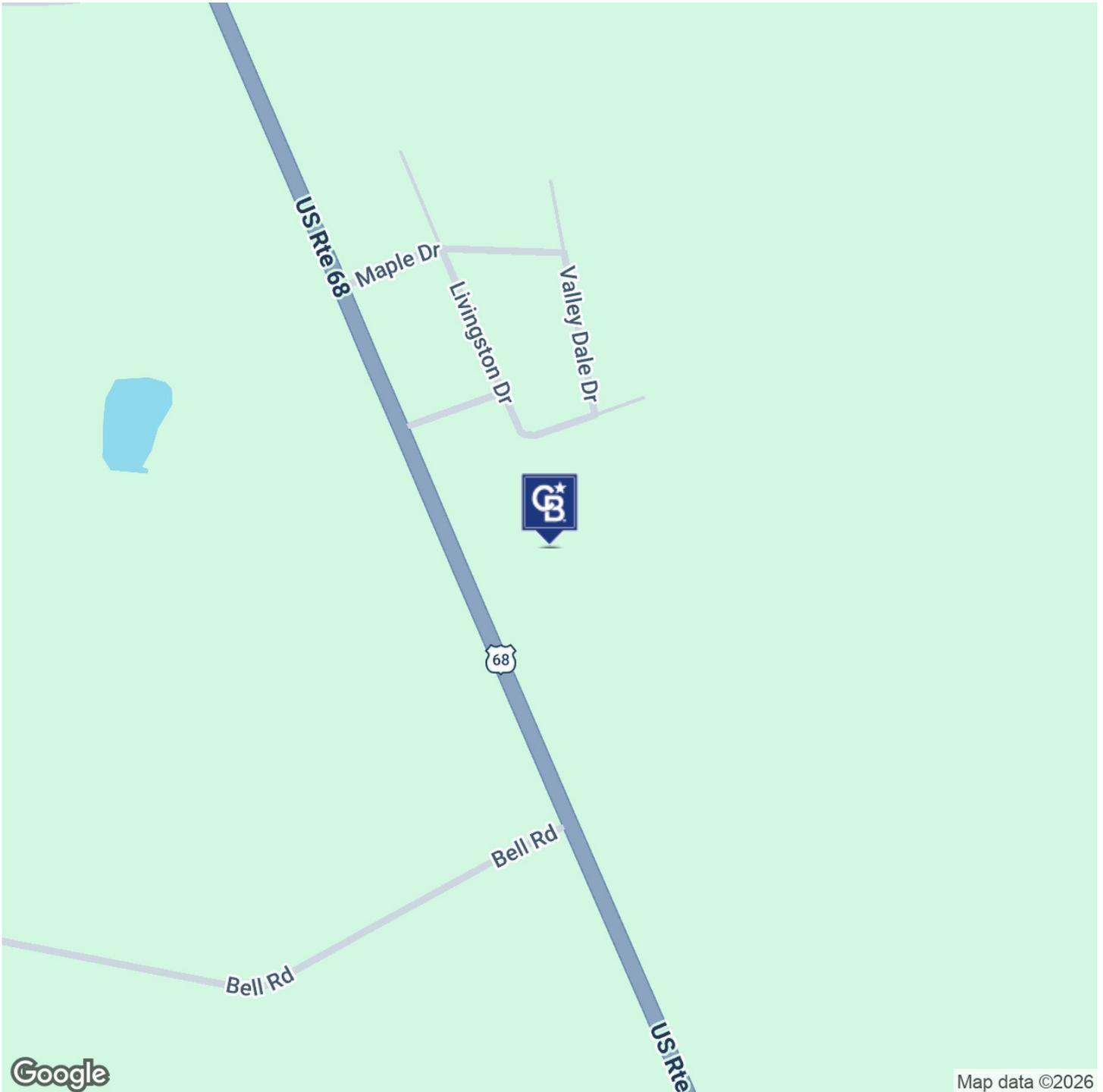


**COLDWELL BANKER**  
**COMMERCIAL**  
HERITAGE

# SALE

## 1056 US ROUTE 68 S

1056 Us Route 68 S Xenia, OH 45385



**Patrick Williams**  
(937) 360-9952

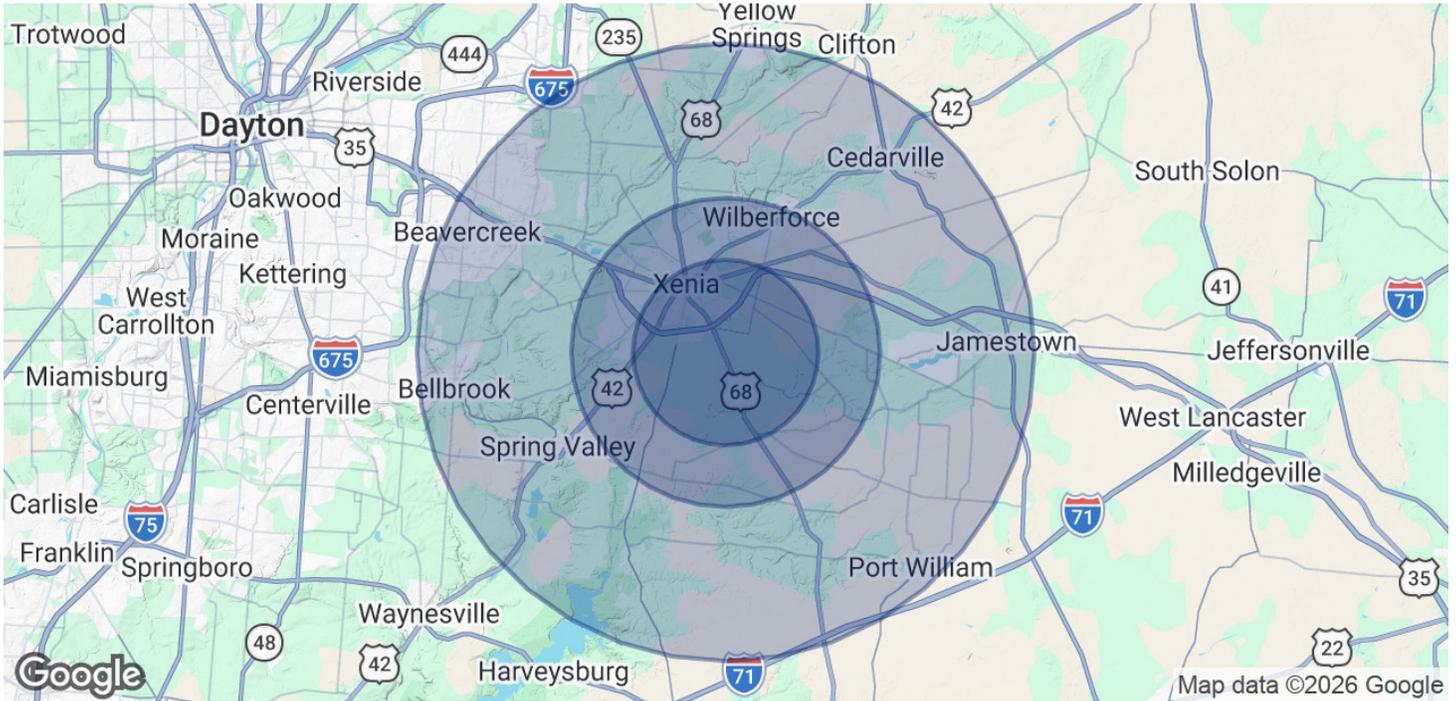


**COLDWELL BANKER**  
**COMMERCIAL**  
HERITAGE

# SALE

## 1056 US ROUTE 68 S

1056 Us Route 68 S Xenia, OH 45385



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	9,768	30,888	92,899
Average Age	43.8	41.1	42
Average Age (Male)	42.6	39.3	40.8
Average Age (Female)	43.6	41.9	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	4,281	12,367	34,569
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$66,978	\$78,117	\$123,280
Average House Value	\$210,457	\$200,765	\$297,809

2023 American Community Survey (ACS)

**Patrick Williams**  
(937) 360-9952



**COLDWELL BANKER**  
**COMMERCIAL**  
HERITAGE